# LOUDOUN COUNTY PLANNING COMMISSION

## **SUMMARY AGENDA**

#### **WEDNESDAY, MAY 23, 2012**

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at <a href="https://www.loudoun.gov/pc">www.loudoun.gov/pc</a>

6:00 PM PUBLIC HEARING LOCATION: BOARD ROOM

1<sup>ST</sup> Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **WEDNESDAY**, **MAY 23, 2012**, at **6:00 p.m.** to consider the following:

### **ZOAM 2012-0003**

AMENDMENTS TO ARTICLES II, IV, V, AND VIII OF THE LOUDOUN COUNTY ZONING ORDINANCE FOR THE PURPOSE OF DELETING THE REQUIREMENT FOR SPECIAL EXCEPTION APPROVAL FOR LARGE RETAIL SALES ESTABLISHMENTS, FOOD STORES, PHARMACIES, AND CONSTRUCTION RETAIL ESTABLISHMENTS

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia, and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 3, 2012, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), in order to make retail sales establishments, food stores, and pharmacies in excess of 75,000 square feet in size, and construction retail establishments in excess of 80,000 square feet in size, permitted uses, and delete the requirements that such uses obtain special exception approval, in certain zoning districts. The proposed text amendments would: 1) amend the permitted and special exception use lists in Sections 2-903, 2-904, 4-203(B), 4-203(C), 4-203(D), 4-204(B), 4-204(C), 4-803, 4-804, 4-1003, 4-1004, 4-1104, 4-1105, 4-1353 and 4-1354, for the RC (Rural Commercial), PD-CC (Planned Development-Commercial Center), PD-TC (Planned Development-Town Center), PD-TREC (Planned Development-Transit Related Employment Center), PD-TRC (Planned Development-Transit Related Center), and PD-MUB (Planned Development-Mixed Use Business) zoning districts to reclassify certain retail sales establishments, food stores, pharmacies, and construction retail establishments as permitted or special exception uses in these zoning districts; 2) delete Additional Regulations Section 5-661, Large Retail Sales Establishment or Large Construction Retail Establishment, which established locational development and site criteria. exterior lighting, landscaping/buffering/screening and parking standards for retail sales establishments in excess of 75,000 square feet, and construction retail establishments in excess of 80,000 square feet, in size; 3) Amend Article 8, Definitions, to revise the definitions of "Retail Sales Establishment", "Food Store", and "Retail, Construction Establishment" to delete the requirement for special exception approval when such uses exceed a cartain square footage, and to delete the definitions of "Retail Sales Establishment (Large)" and "Retail, Construction Establishment (Large)"; and 4) Amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

## ZMAP 2011-0006 & SPEX 2011-0034 DIGITAL LOUDOUN

(Zoning Map Amendment Petition & Special Exception)

Digital Loudoun PKWY CTR North LLC of Boston, Massachusetts, has submitted an application to rezone approximately 38.82 acres from the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance, to the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance, in order to replace the proffers approved with ZMAP 1990-0015, Loudoun Parkway Center, which currently govern the property, with new proffers and develop approximately 1.66 million square feet of data center uses at a maximum Floor Area Ratio (FAR) of 1.0. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours. The Applicant has also submitted an application for a special exception to permit an increase in the maximum FAR from 0.60 to 1.0 in the proposed PD-OP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and an increase in the maximum FAR is permitted by Special Exception under Section 4-306(C). The Applicant is also requesting modifications of the Zoning Ordinance as follows: (1) Section 5-900(A)(2)(a) and (b), Building and Parking Setbacks from Roads, Route 267, to reduce the building and parking setback from 150 feet and 100 feet, to 125 feet and 50 feet, respectively; (2) Section 5-900(A)(9)(b), Building and Parking Setbacks from Roads, Other Arterial Roads, to reduce the parking setback from 75 feet to 59 feet along Loudoun County Parkway (Route 607); and (3) Section 5-900(A)(10)(a) and (b), Building and Parking Setbacks from Roads, Other Major Collector Roads, to reduce the building and parking setback from 75 feet and 35 feet, to 60 feet and 24 feet, respectively, along Shellhorn Road (Route 643). The property is approximately 38.82 acres in size and is located on the north side of the Dulles Greenway (Route 267), on the west side of Loudoun County Parkway, (Route 607), and on the south side of Shellhorn Road (Route 643), at 43780, 43940, 44060, and 44100, Digital Loudoun Plaza, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /93///////5/ (PIN# 089-29-1706). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the 2010 Countywide Transportation Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for Keynote Employment uses and which recommends non-residential development at an FAR of 0.4 to 1.0.

# ZRTD-2012-0003 STAVERTON WEST

(Zoning Conversion in the Route 28 Tax District)

Utica Building Owners Association of Sterling, Virginia, has submitted an application to rezone approximately 2.4 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within the one (1) mile Ldn 60 aircraft noise contour. The subject property is approximately 2.4 acres in size, comprises 5 condominium units, and is located at the northern terminus of Squire Court (Route 1754), north of West Severn Way (Route 1748), and east of Pacific Boulevard (Route 1036), at 1306 Squire Court (#A through #E), Sterling, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Numbers /80//34CM///A/ through /80//34CM///E/ (PIN#s 042-29-5923-001 through 042-29-5923-005 respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and Route 28 Corridor Policy Area) which designate this area for Route 28 Core/Office Cluster uses and which recommend an FAR of 0.6 to 1.0.

Page 3 PC Agenda 05-23-12

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at <a href="www.loudoun.gov/lola">www.loudoun.gov/lola</a>. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at <a href="www.loudoun.gov/pc">www.loudoun.gov/pc</a>. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3'd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

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Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.